

2021 APR 21 AM 9:55

Bernard J. Youngblood
Wayne County Register of Deeds

2021213474 L: 56701 P: 885
05/04/2021 09:55 AM DD Total Pages: 4



2021 MAY -4 AM 9:55

P.A. 327 OF 1968
AFFIDAVIT FILED

COVENANT DEED

THIS INDENTURE, made as of the 31st day of March, 2021, between Lear Corporation, a Delaware corporation (the "Grantor"), whose address is 21557 Telegraph Road, Southfield, Michigan 48033, and AFC-Detroit, LLC, a Delaware limited liability company (the "Grantee"), whose address is 200 Kaufman Financial Center, 30833 Northwestern Highway, Farmington Hills, Michigan 48334.

WITNESSETH:

THAT Grantor, in consideration of the sum as set forth on the Real Estate Transfer Tax Valuation Affidavit filed simultaneously herewith, to it paid by Grantee, the receipt and adequacy of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto Grantee, its successors and assigns, the lots, tracts or parcels of land situate, lying and being in the City of Detroit, County of Wayne, State of Michigan, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"), subject to the matters identified on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, and rents, issues and profits thereof arising after the date of this Deed; and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above bargained Property, with the said hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto Grantee's successors and assigns forever, and that Grantor will FOREVER DEFEND the title to all of the Property, subject to the aforesaid Permitted Exceptions, unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

82-21765904-SCM

4/29

Dated as of this 31st day of March, 2021.

Lear Corporation, a Delaware Corporation

By: 

Name: David R. Smith

Title: Vp Financial Planning & Analysis

STATE OF MICHIGAN

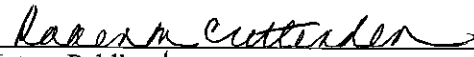
)

) ss.

COUNTY OF OAKLAND

)

On this 30 day of March, 2021, before me, a Notary Public within and for said County, personally appeared DAVID R. SMITH to me personally known, being first by me duly sworn, did say that he is the VP FINANCIAL PLANNING + ANALYSIS of Lear Corporation, a Delaware Corporation, and that said instrument was signed by such person on behalf of said corporation pursuant to authority as the free act and deed of said corporation.


Notary Public KAREN M. CRITTENDEN
My commission expires: 04/15/2026

Acting in County of Oakland

Drafted by:
Andrew Spilkin
Bodman PLC
201 W. Big Beaver Road, Suite 500
Troy, MI 48084
248-743-6000

**ATA National Title Group
Commercial Department
42651 Woodward Ave.
Bloomfield Hills, MI 48304**

When recorded return to: (Grantee)

Send subsequent tax bills to: Grantee

Recording Fee: \$30

Transfer Tax: See Real Estate Transfer Tax Valuation Affidavit

EXHIBIT A

DESCRIPTION OF REAL ESTATE

The land located in the City of Detroit, County of Wayne, State of Michigan, and described as follows:

Lot 81, Governor & Judges Plan Section 8, according to the plat thereof as recorded in Liber 34 of Deeds, Pages 543 through 550, both inclusive, Wayne County Records.

Tax Id Numbers: 02000268 and 23002016.161

Commonly known as 119 State Street, Detroit

This is to certify that there are no delinquent property taxes owed to the City of Detroit on this property for any year prior to, or during, the year 2020. The information is not to be used for any other purpose.
No. 8071 Year 2020 Not Examined
Date 04/15/2021 WAYNE COUNTY TREASURER Clerk ash

EXHIBIT B

PERMITTED EXCEPTIONS

1. Terms and conditions of the Covenant Deed dated September 11, 2015 and recorded in Liber 52495, Page 409, Wayne County Records, including the restrictions on permitted uses of the Property, as modified by the Modification of Deed Restrictions dated March 31, 2021
2. Terms and conditions contained in Resolution recorded in Liber 55214, Page 1321, Wayne County Records.
3. Right of First Refusal to Purchase dated September 11, 2015 recorded in Liber 52495, Page 454, Wayne County Records, as modified by the Acknowledgement of Waiver of Right of First Refusal to Purchase dated March 31, 2021, and the First Amendment of Right of First Refusal to Purchase dated March 31, 2021.
4. Right of First Offer to Lease dated September 11, 2015 recorded in Liber 52495, Page 467, Wayne County Records, as modified by the First Amendment of Right of First Offer to Lease dated March 31, 2021.
5. Option to Repurchase Agreement recorded in Liber 52495, Page 446, Wayne County Records, as terminated by the Certificate of Completion dated March 31, 2021.
6. Any matters which an accurate ALTA/NSPS survey of the Property would disclose.
7. All laws, ordinances and other legal requirements or restrictions of a governmental authority applicable to the Property.
8. The rights, if any, of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.
9. The interest, if any, of the United States, State of Michigan or any political subdivision thereof in the oil, gas and mineral rights in and under and that may be produced from the Property.
10. Taxes and installments of assessments, whether general or special, and any lien arising therefrom, which are not due and payable as of the date of this Deed.